WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20150072708 DEEDWARR
Recvd: 08/27/15 08:15 3 pgs
Fees:18.00 Taxes:851.00
20150827-0086678

R-VRES-15-01057

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $230,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF AUGUST, 2015.

LAURA CAMPBELL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

Notary Public

MY COMMISSION EXPIRES: 3/6/18 (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jefferson Yount	**SWBC Mortgage Corp**	
(NAME)	(NAME)	**06114006300**
1057 Horseshoe Drive	**9311 San Pedro Ave., Ste. 100**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216	**San Antonio, TX 78216**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **REX E. GARTON, JR. AND JAMES R. GARTON AND DAVID L. GARTON AND GLORIANNA G. COWELL AND MICHAEL D. GARTON,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **JEFFERSON YOUNT, UNMARRIED,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 44 on the Map of a preliminary plan of Locust Grove Subdivision not of record of described according to a copy of a survey made by James A. Hamilton, Jr., Surveyor, January 29, 1947, as follows:

Beginning at a point in the north margin of Horseshoe Drive at the corner of Lots Nos. 43 and 44; thence with the line between said lots northerly 175 feet to a point at the corner of said lots and Lots Nos. 53 and 54; thence with the line between lots Nos. 44 and 53; westerly 60 feet to the corner of said lots and Lots Nos. 45 and 52; thence with the line between Lots Nos. 44 and 45, southerly 175 feet to the north margin of Horseshoe Drive; thence with the margin of the same, easterly 60 feet to the beginning.

Being the same property conveyed to Rex E. Garton and wife, Mary A. Garton by Warranty deed from Alvin Lyell Hunter and wife, Sandra Paria Hunter of record in Book 3614, page 165, Register's Office for Davidson County, Tennessee, dated July 19, 1963 and recorded on August 22, 1963. Rex E. Garton having predeceased Mary A. Garton. The said Mary A. Garton having died on November 28, 2013 and having devised and bequeathed her property to her children Rex E. Garton, Jr., James R. Garton, David L. Garton, Glorianna G. Cowell and Michael D. Garton as evidenced by Last Will and Testament, Docket No. 14P-21, Seventh Circuit Court for Davidson County, Tennessee.

This conveyance is subject to:
- Taxes for the year 2015 and subsequent years.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **improved** property known as: **1057 Horseshoe Drive, Nashville, Tennessee 37216**.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this the 25th DAY OF AUGUST, 2015.

Rex E. Garton, Jr.

James R. Garton

David L. Garton

Glorianna G. Cowell

Michael D. Garton

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, REX E. GARTON, JR., the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 25th of August, 2015.

Notary Public
My Commission Expires: 3-6-18
(SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JAMES R. GARTON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 25th of August, 2015.

Notary Public
My Commission Expires: 3-6-18
(SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, DAVID L. GARTON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 25th of August, 2015.

Notary Public
My Commission Expires: 3-6-18
(SEAL)

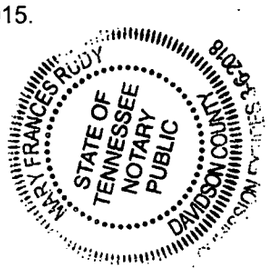
MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES 3-6-2018

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, GLORIANNA G. COWELL, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 25th of August, 2015.

Notary Public
My Commission Expires: 3-6-18
(SEAL)



STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, MICHAEL D. GARTON, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 25th of August, 2015.

Notary Public
My Commission Expires: 3-6-18
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212